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Fill in this information to identify your case:

United States Bankruptcy Court for the:

WESTERN DISTRICT OF VIRGINIA

Case number *(if known)* Chapter **11**

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals,* is available.

1. Debtor's name — **Alan/Duncan Properties, LLC**

2. All other names debtor used in the last 8 years
Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) — **45-5106332**

4. Debtor's address

Principal place of business

200 Lake Front Drive, Suite 103
Mineral, VA 23117
Number, Street, City, State & ZIP Code

Louisa
County

Mailing address, if different from principal place of business

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

■ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

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Debtor **Alan/Duncan Properties, LLC** Case number (*if known*)
Name

7. Describe debtor's business

A. *Check one:*

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ■ None of the above

B. *Check all that apply*

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See http://www.uscourts.gov/four-digit-national-association-naics-codes.

____

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
- ☐ Chapter 9
- ■ Chapter 11. *Check all that apply*:
  - ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than $2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
  - ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
  - ☐ A plan is being filed with this petition.
  - ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
  - ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
  - ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.
- ☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

If more than 2 cases, attach a separate list.

- ■ No.
- ☐ Yes.

District ____ When ____ Case number ____
District ____ When ____ Case number ____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

List all cases. If more than 1, attach a separate list

- ■ No
- ☐ Yes.

Debtor ____ Relationship ____
District ____ When ____ Case number, if known ____

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Debtor **Alan/Duncan Properties, LLC** Case number (*if known*)
Name

11. Why is the case filed in *this district?*

Check all that apply:

- ■ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

- ■ No
- ☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (*Check all that apply.*)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
  What is the hazard?
- ☐ It needs to be physically secured or protected from the weather.
- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- ☐ Other

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?

- ☐ No
- ☐ Yes. Insurance agency
  Contact name
  Phone

Statistical and administrative information

13. Debtor's estimation of available funds

. *Check one:*

- ☐ Funds will be available for distribution to unsecured creditors.
- ■ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

■ 1-49	☐ 1,000-5,000	☐ 25,001-50,000
☐ 50-99	☐ 5001-10,000	☐ 50,001-100,000
☐ 100-199	☐ 10,001-25,000	☐ More than100,000
☐ 200-999		

15. Estimated Assets

■ $0 - $50,000	☐ $1,000,001 - $10 million	☐ $500,000,001 - $1 billion
☐ $50,001 - $100,000	☐ $10,000,001 - $50 million	☐ $1,000,000,001 - $10 billion
☐ $100,001 - $500,000	☐ $50,000,001 - $100 million	☐ $10,000,000,001 - $50 billion
☐ $500,001 - $1 million	☐ $100,000,001 - $500 million	☐ More than $50 billion

16. Estimated liabilities

☐ $0 - $50,000	☐ $1,000,001 - $10 million	☐ $500,000,001 - $1 billion
☐ $50,001 - $100,000	■ $10,000,001 - $50 million	☐ $1,000,000,001 - $10 billion
☐ $100,001 - $500,000	☐ $50,000,001 - $100 million	☐ $10,000,000,001 - $50 billion
☐ $500,001 - $1 million	☐ $100,000,001 - $500 million	☐ More than $50 billion

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Debtor **Alan/Duncan Properties, LLC** Case number (*if known*)
Name

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to $500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is trued and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **July 6, 2016**
MM / DD / YYYY

X **/s/ Jeff Snyder**
Signature of authorized representative of debtor

Jeff Snyder
Printed name

Title **Manager**

18. Signature of attorney

X **/s/ Edward Gonzalez VA Bar**
Signature of attorney for debtor

Date **July 6, 2016**
MM / DD / YYYY

Edward Gonzalez VA Bar
Printed name

Edward Gonzalez PC
Firm name

2405 I Street NW
Suite 1A
Washington, DC 20037
Number, Street, City, State & ZIP Code

Contact phone **202-822-4970** Email address **eg@money-law.com; jro@money-law.com**

#39882
Bar number and State

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Fill in this information to identify the case:

Debtor name **Alan/Duncan Properties, LLC**

United States Bankruptcy Court for the: WESTERN DISTRICT OF VIRGINIA

Case number (if known) ____________

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to $500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets–Real and Personal Property* (Official Form 206A/B)
- ■ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ■ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ■ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended *Schedule* ____________
- ■ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration ____________

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **July 6, 2016**

X **/s/ Jeff Snyder**
Signature of individual signing on behalf of debtor

Jeff Snyder
Printed name

Manager
Position or relationship to debtor

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Fill in this information to identify the case:	
Debtor name	**Alan/Duncan Properties, LLC**
United States Bankruptcy Court for the:	**WESTERN DISTRICT OF VIRGINIA**
Case number (if known):	

☐ Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Ascentium Capital PO Box 301593 Dallas, TX 75303			**Disputed**			**$5,000.00**
Atlantic Irrigation Specialties 111 Lafayette Avenue White Plains, NY 10603			**Disputed**			**$1,373.00**
County of Louisa PO Box 523 Louisa, VA 23093		**Property Taxes**	**Disputed**			**$78,458.00**
Froehling & Robertson 3015 Dumbarton Road Henrico, VA 23228			**Disputed**			**$3,220.00**
Knoll Insurance Company 704 Bridge Street New Cumberland, PA 17070			**Disputed**			**$19,756.80**
Liberty Insurance Company C/O Knoll Insurance Co. 704 Bridge Street New Cumberland, PA 17070			**Disputed**			**$925.64**
Private Capital Group 160 W Canyon Crest Rd Alpine, UT 84004			**Disputed**	**$10,000,000.00**	**$0.00**	**$10,000,000.00**
Shapemasters Inc. PO Box 11128 Southport, NC 28461			**Disputed**			**$232,600.00**

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Debtor **Alan/Duncan Properties, LLC** Case number *(if known)*
Name

Name of creditor and complete mailing address, including zip code	**Name, telephone number and email address of creditor contact**	**Nature of claim** (for example, trade debts, bank loans, professional services,	**Indicate if claim is contingent, unliquidated, or disputed**	**Amount of claim** If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	**Deduction for value of collateral or setoff**	**Unsecured claim**
Traditional Golf 9700 Bennett Mill Pond Run Toano, VA 23168			**Disputed**			**$6,000.00**
Virginia Portable Storage PO Box 8684 Richmond, VA 23226			**Disputed**			**$210.58**
Waypoint Analytical 7621 Whitepine Road Richmond, VA 23237			**Disputed**			**$940.80**
Wells Fargo Equipment 732 Marquette Avenue, Suite 700 Minneapolis, MN 55402			**Disputed**			**$15,000.00**

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B2030 (Form 2030) (12/15)

United States Bankruptcy Court
Western District of Virginia

In re **Alan/Duncan Properties, LLC** Debtor(s)

Case No.
Chapter **11**

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U .S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	$	**20,000.00**
Prior to the filing of this statement I have received	$	**20,000.00**
Balance Due	$	**0.00**

2. $ **0.00** of the filing fee has been paid.

3. The source of the compensation paid to me was:

☐ Debtor ■ Other (specify): **Debtor's manager, Jeff Snyder**

4. The source of compensation to be paid to me is:

■ Debtor ☐ Other (specify):

5. ■ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

6. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
c. [Other provisions as needed]
All usual and customary attorney tasks involved in representation of Chapter 11 client through confirmation of the plan, dismissal or conversion to Chapter 7. Notwithstanding the foregoing, tasks shall be compensated according to hourly fee schedule set out in the retainer agreement. This is not a flat-fee case. All compensation shall be subject to court approval. The initial $20,000 is a security retainer for attorneys' fees and costs.

7. By agreement with the debtor(s), the above-disclosed fee does not include the following service:
Any task that is not usual and customary attorney tasks in Chapter 11, unless agreed upon in writing with the client.

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

July 6, 2016
Date

/s/ Edward Gonzalez VA Bar
Edward Gonzalez VA Bar #39882
Signature of Attorney
Edward Gonzalez PC
2405 I Street NW
Suite 1A
Washington, DC 20037
202-822-4970
eg@money-law.com; jro@money-law.com
Name of law firm

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United States Bankruptcy Court
Western District of Virginia

In re **Alan/Duncan Properties, LLC** Debtor(s)

Case No.
Chapter **11**

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Brian Schneider **200 Lake Front Drive, Suite 103** **Mineral, VA 23117**		**40%**	**Interest in LLC**
Jeff Snyder **200 Lake Frton Drive, Suite 103** **Mineral, VA 23117**		**60%**	**Interest in LLC**

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Manager** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **July 6, 2016**

Signature **/s/ Jeff Snyder**
Jeff Snyder

Penalty for making a false statement of concealing property: Fine of up to $500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.

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United States Bankruptcy Court
Western District of Virginia

In re	**Alan/Duncan Properties, LLC**	Case No.	
	Debtor(s)	Chapter	**11**

VERIFICATION OF CREDITOR MATRIX

I, the Manager of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **July 6, 2016**

/s/ Jeff Snyder
Jeff Snyder/**Manager**
Signer/Title

Alan/Duncan Properties, LLC -

ASCENTIUM CAPITAL
PO BOX 301593
DALLAS, TX 75303

ATLANTIC IRRIGATION SPECIALTIES
111 LAFAYETTE AVENUE
WHITE PLAINS, NY 10603

COUNTY OF LOUISA
PO BOX 523
LOUISA, VA 23093

FROEHLING & ROBERTSON
3015 DUMBARTON ROAD
HENRICO, VA 23228

JEFF SNYDER
200 LAKE FRONT DRIVE, SUITE 103
MINERAL, VA 23117

KNOLL INSURANCE COMPANY
704 BRIDGE STREET
NEW CUMBERLAND, PA 17070

LIBERTY INSURANCE COMPANY
C/O KNOLL INSURANCE CO.
704 BRIDGE STREET
NEW CUMBERLAND, PA 17070

PRIVATE CAPITAL GROUP
160 W CANYON CREST RD
ALPINE, UT 84004

SHAPEMASTERS INC.
PO BOX 11128
SOUTHPORT, NC 28461

TRADITIONAL GOLF
9700 BENNETT MILL POND RUN
TOANO, VA 23168

VIRGINIA PORTABLE STORAGE
PO BOX 8684
RICHMOND, VA 23226

WAYPOINT ANALYTICAL
7621 WHITEPINE ROAD
RICHMOND, VA 23237

WELLS FARGO EQUIPMENT
732 MARQUETTE AVENUE, SUITE 700
MINNEAPOLIS, MN 55402

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United States Bankruptcy Court
Western District of Virginia

In re **Alan/Duncan Properties, LLC** Case No. ______
Debtor(s) Chapter **11**

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Alan/Duncan Properties, LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

■ None [*Check if applicable*]

July 6, 2016
Date

/s/ Edward Gonzalez VA Bar
Edward Gonzalez VA Bar #39882
Signature of Attorney or Litigant
Counsel for **Alan/Duncan Properties, LLC**

Edward Gonzalez PC
2405 I Street NW
Suite 1A
Washington, DC 20037
202-822-4970
eg@money-law.com; jro@money-law.com